

524/2296

पावती

Original/Duplicate

Wednesday, January 25, 2023

नोंदणी क्र. : 39M

1:00 PM

Regn.: 39M

पावती क्र.: 2482 दिनांक: 25/01/2023

गावाचे नाव: महालुंगे

दस्तऐवजाचा अनुक्रमांक: हवल 23-2296-2023

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: (भाडेपट्टा) मे.विश्वकर्मा पर्फल एज्युकेशनल दूस्ट तरफे अधिकृत सहिकरीता भरत राजकुमार

अगरवाल तरफे क.ज.कु.मु. म्हणुन प्रशांत सदाननंद धकाते

नोंदणी की

रु. 30000.00

दस्त हाताळणी की

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

Jt. Sub Registrar Haveli 23

1:18 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक वर्ग-२

हवेली क्र. २३, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु. 560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1101202307374 दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2501202301154 दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013576612202223E दिनांक: 25/01/2023

बँकेचे नाव व पत्ता:

गावाचे नाव : महाळुंगे

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	200000000
(3) वाजारभाव(भाडेपट्टाच्या वावतितपट्टाकार आकारणी देतो की पटेदार ते नमुद करावे)	305757452
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : , इतर माहिती: गांव मैजे महाळुंगे ता. मुळशी येथील सर्वे नं.12/3 ते 5 व 12 ते 16/ प्लॉट नं.18/ यासी एकुण अमेनीटी स्पेस क्षेत्र 9474.00 चौरस मिटर पैकी 9011.63 चौरस मिटर व त्या वर बांधलेल्या इमारतीमधील दुम-या मजल्यापर्यंत यासी क्षेत्र 42700 चौरस फुट कारपेट किंवा 4363.61 चौरस मिटर विल्टअप((Survey Number : 12 ;)) 2) 4363.61 चौ.मीटर
(5) क्षेत्रफल	1) 4363.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-(भाडेकरु) मे.विश्वकर्मा पर्फल एज्युकेशनल डूस्ट तर्फे अधिकृत सहिकरीता भरत राजकुमार अगरवाल तर्फे क.ज.कु.मु. म्हणून प्रशांत सदानंद धकाते वयः-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं.13 श्रीनिवास बंगलो मुकुंद नगर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411009 पैन नं:-ACRPA6248F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-(मालक) विस्डम पर्फल विश्वकर्मा एज्युकेशनल एलएलपी तर्फे अधिकृत सहिकरीता मनिपा एस अगरवाल वयः-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 135/1पराडिसो बंगलो पाषाण सुस रोड,क्रिस्टल गार्डन,पाषाण पुणे, महाराष्ट्र, पुणे. पिन कोड:-411021 पैन नं:-AABFW0972C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2023
(11) अनुक्रमांक,खंड व पृष्ठ	2296/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	13759500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

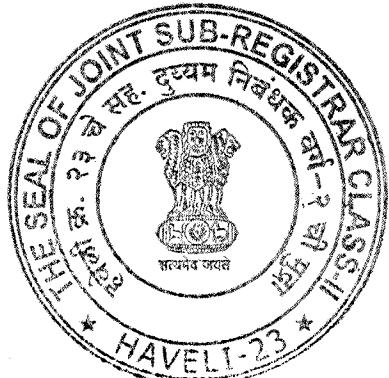
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुर्घटना निवेदक चागी-२

हवेली नं. २३, पुणे





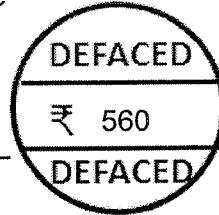
Document **H**andling **C**ha^{rg}es
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1101202307374

Receipt Date 25/01/2023

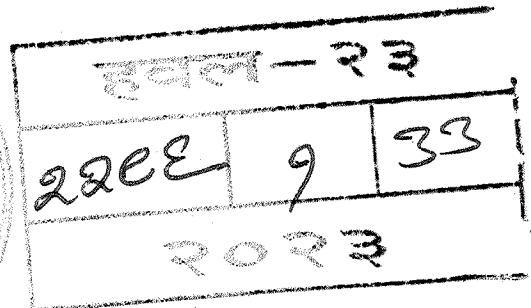
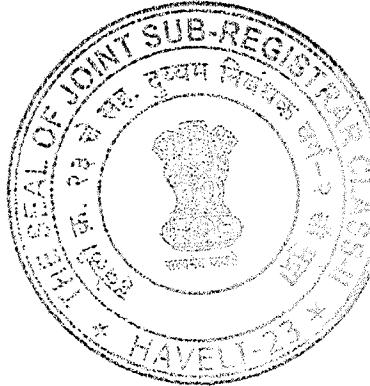
Received from VISHWKARMA PURPLE EDUCATIONAL TRUST, Mobile number 9890998220, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered on Document No. 2296 dated 25/01/2023 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune

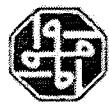


Payment Details

Bank Name MAHB	Payment Date 11/01/2023
Bank CIN 10004152023011106873	REF No. 009035538
Deface No 1101202307374D	Deface Date 25/01/2023

This is computer generated receipt, hence no signature is required.





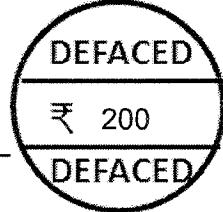
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2501202301154

Receipt Date 25/01/2023

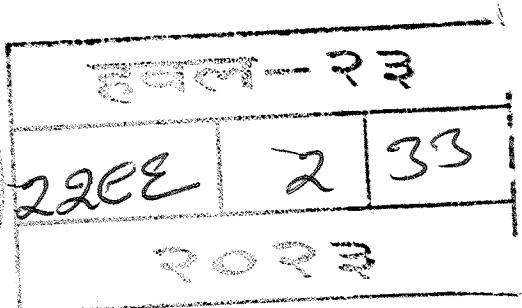
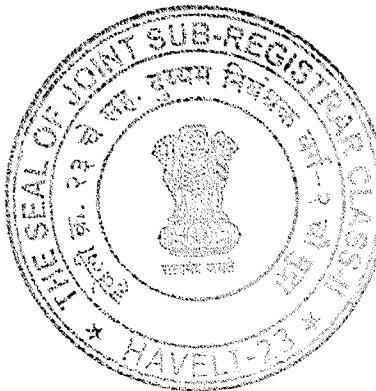
Received from PRIDE BUILDERS LLP, Mobile number 9370349346, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 2296 dated 25/01/2023 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.



Payment Details

Bank Name	CNRB	Payment Date	25/01/2023
Bank CIN	10004152023012501063	REF No.	148326381645722
Deface No	2501202301154D	Deface Date	25/01/2023

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN MH013576612202223E	BARCODE	Date 11/01/2023-13:13:51		Form ID 36					
Department Inspector General Of Registration		Payer Details - २३							
Stamp Duty		TAX ID / TAN (If Any)	222E 3 33						
Type of Payment Registration Fee		PAN No. (If Applicable)	AABTV2302H						
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	vishwakarma purple educational trust						
Location PUNE		Flat/Block No.	S NO 12/3 TO 5 AND OTHERS AMENITY SPACE						
Year 2022-2023 One Time		Premises/Building							
Account Head Details		Road/Street	MHALUNGE						
0030046401 Stamp Duty		30000.00							
0030063301 Registration Fee			Area/Locality PUNE						
			Town/City/District						
		PIN	4	1	0	5	0	1	
		Remarks (If Any)							
		PAN2=AABFW0972C~SecondPartyName=WISDOM	PURPLE						
		VISHWAKARMA EDUCATIONAL LLP~							
₹ 13789500.00		Amount In	One Crore Thirty Seven Lakh Eighty Nine Thousand F						
Total		1,37,89,500.00	Words	ive Hundred Rupees Only					
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	Ref. No.	02300042023011181607	230113138442			
Cheque/DD No.			Bank Date	RBI Date	11/01/2023-13:15:47	12/01/2023			
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch			Scroll No. , Date		30112 , 12/01/2023				

Department ID : Mobile No. : 9890998520
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दररक्त निवाक कार्यालयात नोंदणी करावयाच्या दस्तावाठी लागू आहे. नोंदणी न करावयाच्या दस्तावाठी सदर चलन लागू नाही.

Signature Not

Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND

Challan Defaced BY SECURITIES MOMBAI 02
Date: 2023-01-25 13:00:51
IST

Sr. No.	Reason: GRAS Secure Document	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(iS)-524-2296	0007087076202223	25/01/2023-12:59:34	IGR564	30000.00
2	(iS)-524-2296	0007087076202223	25/01/2023-12:59:34	IGR564	13759500.00
Total Defacement Amount					1,37,89,500.00

CHALLAN
MTR Form Number-6

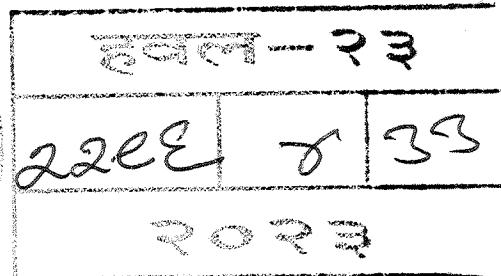
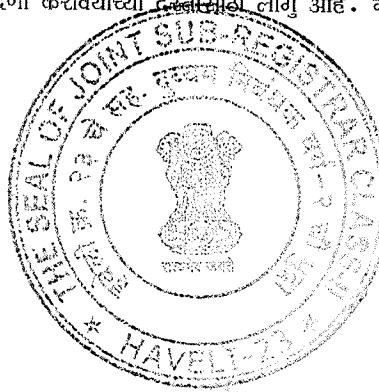


GRN	MH013576612202223E	BARCODE			Date	11/01/2023-13:13:51	Form ID	36			
Department			Inspector General Of Registration								
Stamp Duty			Payer Details								
Type of Payment			Registration Fee								
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR								
Location			PUNE								
Year			2022-2023 One Time								
Account Head Details			Amount In Rs.	Flat/Block No.							
0030046401 Stamp Duty			13759500.00	S NO 12/3 TO 5 AND OTHERS AMENITY SPACE							
0030063301 Registration Fee			30000.00	Premises/Building							
				Road/Street							
				MHALUNGE							
				Area/Locality							
				PUNE							
				Town/City/District							
				PIN							
					4	1	0	5	0	1	
				Remarks (If Any)							
				PAN2=AABFW0972C~SecondPartyName=WISDOM PURPLE							
				VISHWAKARMA EDUCATIONAL LLP~							
Total			1,37,89,500.00	Amount In	One Crore Thirty Seven Lakh Eighty Nine Thousand Five Hundred Rupees Only						
Payment Details			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	02300042023011181607	230113138442					
Cheque/DD No.			Bank Date	RBI Date	11/01/2023-13:15:47	Not Verified with RBI					
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA						
Name of Branch			Scroll No. , Date		Not Verified with Scroll						

Department ID :

Mobile No. : 9890998520

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्याम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजातीलागु आहे. नोंदणी न करावयाच्या दस्तावेजातीलागु नाही.



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

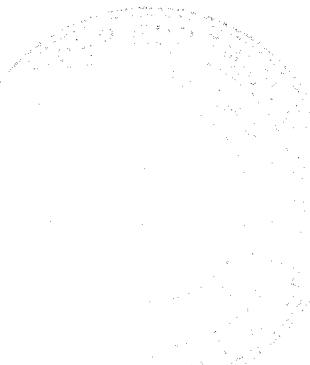
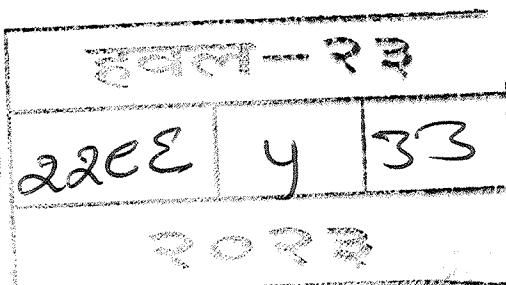
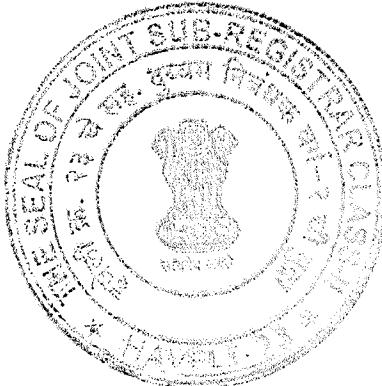
PRN	1101202307374	Date	11/01/2023
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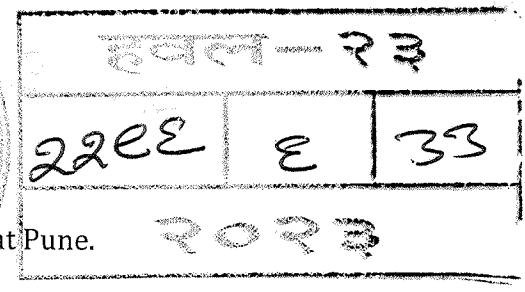
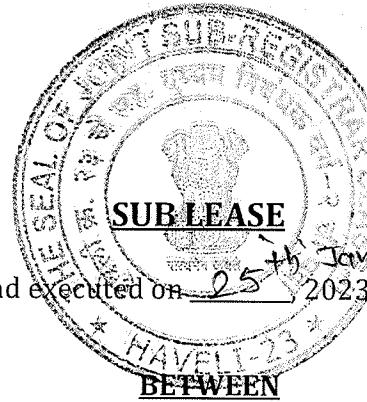
Received from VISHWKARMA PURPLE EDUCATIONAL TRUST, Mobile number 9890998220, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.

Payment Details

Bank Name	MAHB	Date	11/01/2023
Bank CIN	10004152023011106873	REF No.	009035538

This is computer generated receipt, hence no signature is required.





This Sub Lease is made and executed on 25th Jan 2023 at Pune.

WISDOM PURPLE VISHWAKARMA EDUCATIONAL LLP (PAN AABFW0972C) through its authorized signatory **MRS. MANISHA S. AGARWAL (PAN No. - AARPA6826H)** Age 50 Yrs, Occ - Business, R/at S.No. 135/1, Paradiso Bungalow, Pashan Sus Link Road, Near Crystal Garden, Pashan Pune 411 021 here in after referred to as "**the Sub Lessor**" (which expression shall, unless the context does not admit, include its, their heirs, executors and administrators /successor or successors) **of the One part.**

AND

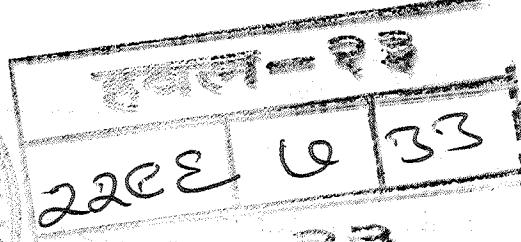
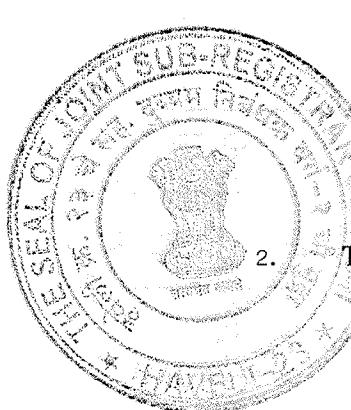
M/s. VISHWKARMA PURPLE EDUCATIONAL TRUST registered under Bombay Public Trust Act, 1950, having its Registered Office at - S. No. 210, Aundh Chest Hospital Road Near PMC, D Zone office Wakad Pune, Maharashtra - 411 057. Through its authorized signatory **Mr. Bharat Rajkumar Agarwal** Occ - Business, Age - 37, PAN - ACRPA6248F, residing at - S. No. 13, Shrinivas Bungalow, Mukund Nagar, Pune - 411 009 herein after referred to as "**the Sub Lessee**" (which expression shall, unless the context does not admit, include its, their heirs, executors and administrators /successor or successors, and assign or assigns) **of the Other part.**

WHEREAS —

1. The Government of Maharashtra has, by Government Resolution No. PRD-2017/pra. kra. 38 /navi-7, dated 23/08/2017 by Urban Development Department has giving rights to PMRDA of land bearing S. No. 12/3 to 5 & 12 to 16/ Plot 18/ Amenity Space area admeasuring 9474.00 Sq. Mtrs. situated at village Mhalunge, Taluka Mulshi, Dist Pune, which is within the jurisdiction of Sub-Registrar, Haveli, Pune and also within the limits of Pune Metropolitan Region Development Authority, Pune; which is herein after referred to as the 'SAID LAND'. The Collector, Pune has, by its Order No. PMN/Kavi/330/2015 dated 23/07/2015 transferred the said land to the PMRDA.

Mahalunge

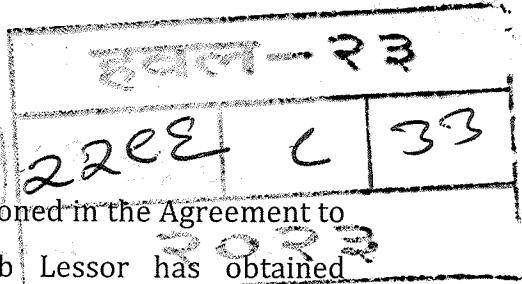
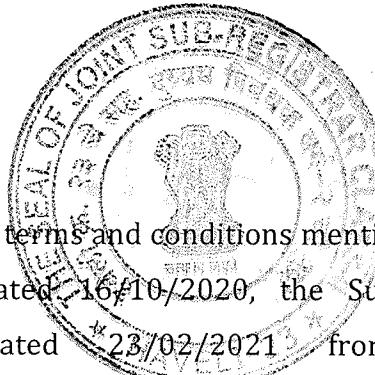
Jyoti



The PMRDA is absolutely seized and possessed of or otherwise well and sufficiently entitled to dispose of the said land.

3. The PMRDA has for, the purpose of disposing of the said land on leases, held a public auction on 06/07/2019. Public Notice was given in local news paper on dt. 02/06/2019 subject to rules & regulations.
4. The PMRADA has accepted the highest bid made by the Sub Lessor at the said auction for land lying in Sr.No. 12/3 to 5 and 12 to 16/Plot 18 of the Registration, Sub-District of Mauje Mhalunge, Tal-Mulshi, Pune and Registration District of Pune and contained by ad-measurements 9474.00 Sq. Meters (containing maximum permissible floor space Index as rules)
5. That, thereafter, an area admeasuring 462.37 sq. mtrs. has to be deducted from the area available for auction as per Letter Vide BMU/Mouje Mhalunge/S.No.12/3/Pra. Kra./86 dated 10/06/2020 issued by Metropolitan Planner, Building Permission Department, PMRDA, and granted the area available for lease admeasuring 9011.63 Sq. mtrs., Out of area admeasuring 9474 Sq. Mtrs., to the Sub Lessor and permission to enter upon the said subject land for 80 years from the execution of the Agreement to Lease Deed dated 16/10/2020, which is duly registered at the office of the joint Sub Registrar at Haveli 25, at Sr. No. 7407/2020, subject to the covenants, terms and conditions mentioned therein.
6. That, thereafter, the Sub Lessor has obtained sanctioned building plans from PMRDA and constructed building, portion of an area admeasuring 42700 Sq. Fts. Carpet area, upon the said land area admeasuring 9011.63 Sq. mtrs., which is more particularly described in the **SCHEDULE** hereunder written, which is hereinafter referred to as the '**SAID SUBJECT LAND**'. The said subject land is more particularly delineated on the plan annexed hereto and shown thereon by a red coloured boundary line.

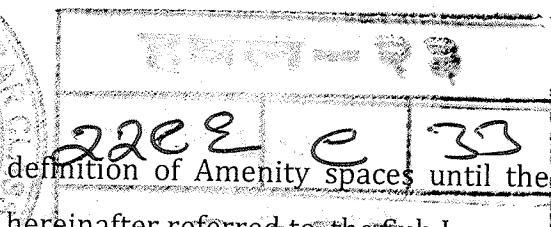
Mauje Mhalunge *mgm*



7. That, as per the terms and conditions mentioned in the Agreement to Lease Deed dated 16/10/2020, the Sub Lessor has obtained permission dated 23/02/2021 from the PMRDA for granting/assigning Sub Lease in respect of the said subject land, vide order/ Letter/ bearing No. Ja./ Kr./ L&E/ e-Auction-07/05-19/L-4/CR-219 with reference to Point No. 3(k) of the said agreement to lease deed.
8. Thus, the Sub Lessor is having absolute right to grant/assign for sub lease the said subject land to the said Sub Lessee.
9. That, the Sub Lessee is a Trust registered under the Bombay Public Trust Act, 1950, with its motto to impart quality education to all the sections of the society at reasonable cost and to spread literacy amongst the society at larger by means of this trust also having its object to start, run and manage Pre-Primary, Secondary, higher secondary and collegiate education, embodying a literacy, scientific, technical, commercial, legal, medical, Para-Medical, Engineering and industrial training and co-related acts therein.
10. The Sub Lessee with intent to educational Purpose work/activity approached to the Sub Lessor and request to grant/assign for sub lease in respect of the said subject land.
11. The Sub Lessor as per the request of the Sub Lessee has agreed to grant/assign sub lease of the said subject land to the Sub Lessee by execution of this Sub Lease, uptill the entire period for 80 years from the execution of the Agreement to Lease dated 16/10/2020 i.e upto 15/10/2100 on the terms and conditions herein before recited and hereinafter stated in this Sub Lease, as under -

NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

1. **Grant of Sub Lease** - From the execution of these presents, the Sub Lessee shall have licence and authority only to enter upon the said subject land for the purpose of educational work/activity, mentioned in the



definition of Amenity spaces until the grant of such sub lease, as is hereinafter referred to, the Sub Lessee shall be deemed to be a bare Sub Lessee only of the said subject land ~~at the rate of Rs.105/- per sq. ft.~~
~~on carpet Area~~ admeasuring 42700 sq. Ft (the present subject matter is upto 2nd floor only) and subject to the same terms including the liability for payment of other rates, land revenue and taxes, etc.

2. **Not a demise.**— Nothing contained in these presents shall be construed as a demise in law of the said subject land hereby agreed to be demised or any part thereof so as to give to the Sub Lessee any legal interest therein until the sub lease hereby contemplated shall be executed and registered but the Sub Lessee shall only have a licence to enter upon the said subject land for the purpose of performing this deed.

3. The Sub Lessee hereby agrees to observe and perform the following conditions that is to say :—

(a) **Rates of taxes.**—That Sub Lessee shall pay all rates, taxes, charges, claims and outgoings chargeable in respect of the said subject land and building erected thereon.

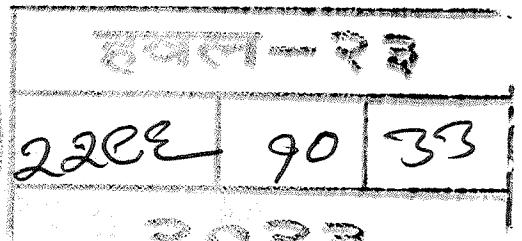
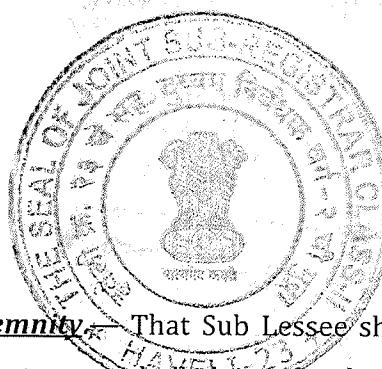
(b) **Payment of land revenue.**— That Sub Lessee shall pay the land revenue and cesses assessed or which may be assessed on the said subject land.

(c) **Interest Free Refundable Security Deposit (Security Deposit)**

The Sub Lessee shall pay the security Deposit for said subject matter land, which referred to as "**Security Deposit**" in following manner -

Sr. No.	Amount	Stages
1.	Rs. 20,00,00,000/-	Paid on or before the execution of this Sub Lease.
Total Security Deposit of Rs. 20,00,00,000/- Crores Only		(Rs. Twenty

The Parties agree that the Security Deposit shall be refunded to the Sub Lessee, free of interest, at the end of the lease Period or on termination of this sub lease, whichever is earlier.



(d) **Indemnity** - That Sub Lessee shall keep the Sub Lessor indemnified against any and all claims for damage and also against all payments whatsoever which may become payable or be demanded by any local authority in respect of the said works or of anything done under the authority herein contained.

(e) **Not to affix or display signboards, advertisements etc.** - That Sub Lessee shall not affix or display or permit to be affixed or displayed on the said subject land or building erected thereon any signboards, sky-signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Sub Lessor and PMRDA shall have been previously obtained thereto.

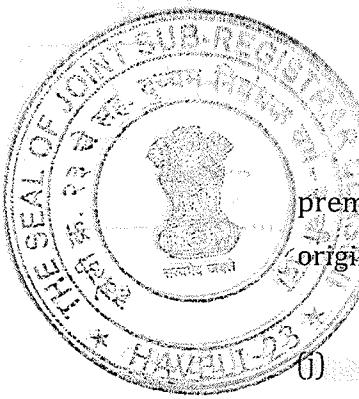
(f) **Assignment** - That Sub Lessee shall not, without the previous consent in writing of the Sub Lessor and Metropolitan Commissioner, sell, assign, sub lease, under-let, mortgage or sublet or in any other manner transfer or assign or part with the possession of the whole or part of the said subject land or their interest therein. Consent may be granted by the Metropolitan Commissioner on such terms and conditions as he may think fit including the condition for payment of further consideration.

(g) **Nuisance** - That Sub Lessee shall not at any time do, cause or permit any nuisance in or upon the said subject land and in particular shall not use or permit the said subject land to be used for the purpose for which it is not rented.

(h) **Maintain the premises of said subject land** - That Sub Lessee shall maintain the premises of said subject land and building standing thereon, including such major repairs as may be required, without causing any damage to the building and/or changing the specifications.

(i) **Not to make any structural changes** - That Sub Lessee shall not make any structural alterations or modifications in the building or any premises forming part thereof without prior written consent of the Sub Lessor and Metropolitan Commissioner/PMRDA. If the Sub Lessee effects any structural alteration, modification in the building or any

Malik *Yousaf*



premises forming part thereof, the same shall be restored to the original position by the Sub Lessee at its own cost.

(j) **Use the said subject matter land for educational purpose only -**

That Sub Lessee shall use the said subject matter land for the purpose of imparting education (primary), secondary and higher Secondary school.

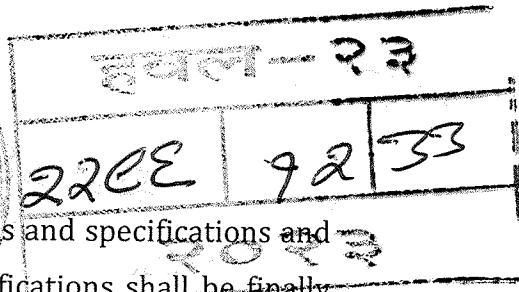
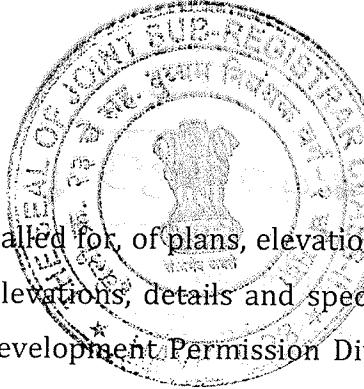
(k) **Statutory Compliances -** That Sub Lessee shall be responsible to obtain all necessary and statutory compliances, approvals sanctions required for starting and running of the educational activities. The Sub Lessor shall in no way be responsible for getting such compliances, approvals sanctions. However, the Sub Lessor shall at the request of the Sub Lessee provide such assistance by way of furnishing of any documents in their custody or granting of consent/signature necessary for obtaining such compliances, approvals, sanctions.

(l) **Inspect the said subject matter land -** That Sub Lessor or its agent/s shall be entitled to enter upon the said subject matter land at any time to inspect the condition of the said subject matter land.

(m) **Right to construct additional floor -** That Sub Lessor shall have right to the terrace and shall also have the right to construct additional floor after necessary permission of the appropriate Authorities.

4. The Sub Lessor hereby agrees to observe and perform the following conditions that is to say :—

(a) **Submission of plans for approval —** That Sub Lessor shall submit to the Development Permission Division of the Authority, or any other officer duly empowered in this regard hereinafter referred to as "**the said Officer**" for his approval the plans, elevations, sections, specifications and details of the building erected on the said subject land and the Sub Lessor shall, at its own cost and as often as he may be called upon to do so, amend all or any such plans and elevations and if so required, shall produce the same before the Development Permission Division of the Authority, or the said Officer and shall supply him such



details, as may be called for, of plans, elevations and specifications and when such plans, elevations, details and specifications shall be finally approved by the Development Permission Division or the said officer and signed by him.

(b) **Fencing during construction**- The said subject land shall be fenced in during construction by the Sub Lessor at its expense in a manner approved by the Development Permission Division or the said Officer.

(c) **No work to begin until plans are approved**- no work shall be commenced or carried, until the said plans, elevations, sections, specifications and details shall have been so approved.

(d) **Approval for completion of construction work** — That Sub Lessor has got approval for their plans and specifications of building erected on the land, at their own expense and in substantial and workmen-like manner and with sound materials and in compliance with the said Development Control Regulations (DCPR 2018 PMRDA) and Building Regulations and all Municipal Rules, bye-laws and regulations applicable thereto and in strict accordance with the approved plans, elevations, sections, specifications and details, to the satisfaction of the PMRDA and conforming to the buildings lines marked on the plan and the Development Control Regulations and Building Regulations, build and completely finish, fit for occupation a building to be used as building with all requisite drains and other proper conveniences thereto.

5. Power to terminate sub lease

If any reason, the Metropolitan Commissioner may by notice in writing to the Sub Lessor, revoke the license and re-enter upon the said plot of land; accordingly, the Sub Lessor will intimate to the Sub Lessee about the said notice and thereupon the license shall come to an end.. On the date of termination the Sub Lessee shall surrender the peaceful, vacant physical possession of the said subject matter land to the Sub Lessor.

6. Power to Sub Lessor and PMRDA i.e. Authority



In accordance with clause 4(d) hereof, the Sub Lessor and PMRDA and Metropolitan Commissioner and the officers and servants of the Authority acting under their directions of all reasonable times shall have right to enter upon the said subject land to view the state and progress of the work and for all other reasonable purpose.

7. Grant of Lease- the building and works have been erected in accordance with the terms of said Agreement to Lease deed dated 16/10/2020 and thereby grant lease in favour of Sub Lessor and hence by execution of these presents the Sub Lessor hereby grant/assign for sub lease the said subject land in favour of the Sub Lessee upto the term of 80 years from the execution of Agreement to Lease deed dated 16/10/2020, and the Sub Lessee shall accept a sub lease on payment of ground rent at the following rates.

Ground Rent

The Sub Lessee shall have to pay annual ground rent at the **rate of Rs. 105/- per sq. ft. on carpet area admeasuring 42700 Sq.ft**, payable monthly in advance, without any deductions whatsoever, on or before the 10th of every month.

If the Sub Lessee fails to pay the agreed rent on time then the Sub Lessor shall be entitled to terminate this Sub Lease by issuing notice to the Lessee. On the date of termination the Sub Lessee shall surrender the peaceful, vacant physical possession of the said subject matter land to the Sub Lessor. It is specifically agreed by and between the parties that upon termination of this sub lease, the Sub Lessor shall refund the said interest free amount of security deposit to the Sub Lessee.

8. Indemnity for Title-

The plot of subject land being demised under this deed is an amenity space in the layout already developed. The owner and Developer have already handed over the amenity space to the Government represented by the collector of Pune, which in terms has been delivered to the PMRDA, the subsequently constituted statutory body. Thus, the PMRDA has already undertakes to indemnify the Sub Lessor for any defect in the

title in respect of demised property/plot/land at the execution of Lease
deed dated 16/10/2020.

9. Notice -

Any notice to be given to the Sub Lessee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Sub Lessee at the usual or last known places of residence or business or on the said subject land hereby agreed to be demised or if the same shall have been affixed to building or otherwise, upon the said subject land.

10. Binding Effects -

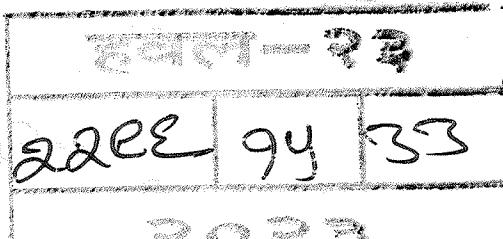
That all the terms and conditions mentioned in these presents and also in the Agreement to Lease deed dated 16/10/2020 shall be always binding upon the parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seal the day and year first above written.

**SCHEDULE
(SAID SUBJECT matter)**

All that piece and parcel of land bearing S. No. 12/3 to 5 & 12 to 16/ Plot 18/ Amenity Space area admeasuring **9011.63 Sq. mtrs.** Out of the total area admeasuring 9474.00 Sq. mtrs., upon which constructed **building portion having an carpet area admeasuring 42700 Sq. Ft.** (the present subject matter is upto 2nd floor only) is the subject matter, situated at village Mhalunge, Taluka Mulshi, Dist Pune, which is within the jurisdiction of Sub-Registrar, Haveli, Pune and also within the limits of Pune Metropolitan Region Development Authority, Pune, the said subject land is bounded as follows -

- On or towards East : By S. No. 15 (P)
- On or towards South : By S. No. 16 and open Space
- On or towards West : By Proposed 36 mtrs. R. P. Road
- On or towards North : By 12 mtrs. internal Road



The said subject land is more particularly delineated on the plan annexed hereto and shown thereon by a red coloured boundary line.

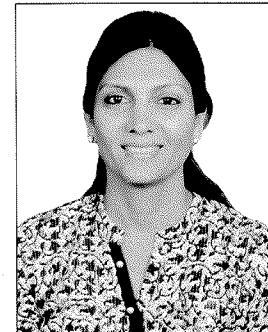
SIGNED AND DELIVERED by the within named Sub Lessor

Wisdom Purple Vishwakarma Educational LLP

Through its authorized signatory,



Mrs. Manisha S. Agarwal



In the presence of---

SIGNED AND DELIVERED by the within named Sub Lessee

M/s. VISHWKARMA PURPLE EDUCATIONAL TRUST

Through its authorized signatory

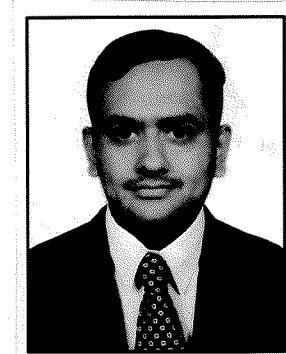


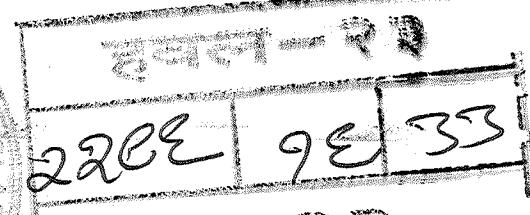
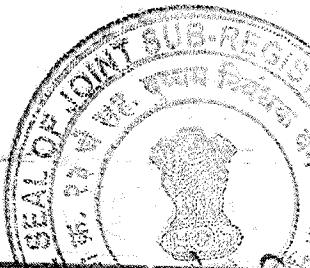
Mr. Bharat Rajkumar Agarwal

In presence of ---

1. Navin Agarwal

2. Amit Channiramra





पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

पिंपरी चिंचवड नगरपालिका, नवनगर, नवीन प्रशासकीय इमारत, आकुर्डी, पुणे-४४
Pune Metropolitan Region Development Authority, Pune
 Chinchwad Navnagar Development Authority, New Administrative Building, Akurdi, Pune - 44
 जर्मीन व मालवता विभाग E-mail ID : pmrda@pmrda.com

Ja.kr./L & E/e-Auction-07/05-19/L-4/CR-219

Date:23/02/2021

To,

Wisdom Purple Vishwakarma Education L.L.P.,
 S.No. 210,Aundh Chest Hospital Road,
 Near PCMC D Zone Office, Wakad, Pune 411057.

**Subject : Contional No Objection Certificate (NOC) For Creation of Mortgage and
 Sub- Lease Rights on Amenity Space land admeasuring 9011.63 Sq.M. at
 Survey No.12/3 to 5 & 12 to 16/plot18/Amenity Space.**

Reference: 1. Registration number 7407/2020 Dt. 16/10/2020.

2. Application Dt. 20/01/2021 Wisdom Purple Vishwakarma Education L.L.P.
3. Approval not. Dt. 18/02/2021 by The Metropolitan Commissioner.
4. Application with cheque (payment of 10% of lease amount) Dt. 15/02/2021
 Wisdom Purple Vishwakarma Education L.L.P.

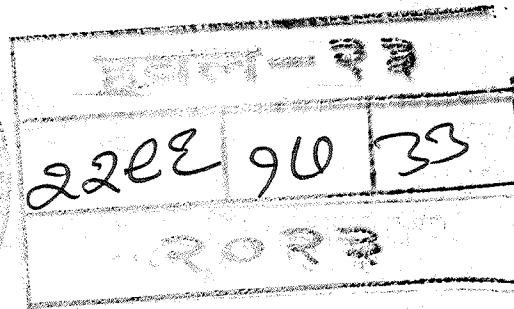
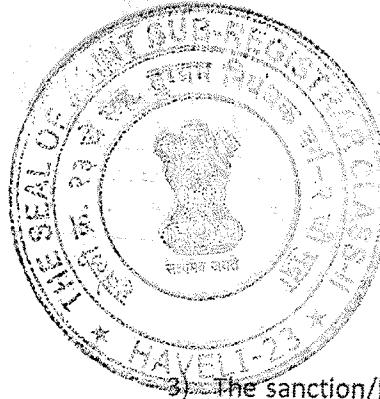
With reference to the above mentioned agreement to lease and in accordance to clause' 3 (k) Assignment' with respect to the land Bearing Survey No.12/3 to 5 & 12 to 16/plot18/amenity space admeasuring 9011.63 Sq.M. situated at Village Mhalunge, Taluka Mulshi, District Pune ("said Property"), No objection is given for mortgage and sub-lease of the said land subject to satisfaction of the following conditions :

- 1) Wisdom Purple Vishwakarma Education L.L.P. may, create a mortgage / lien on the said Property or its interest therein, in favour of any Bank / Non-Banking Finance Company / Housing Finance Company / Financial Institution or any Lender to raise Finance / Loan / Construction Finance / Lease Rental Discounting or any sort of Financial Facility. Further, in case of termination / end of the Lease tenor Wisdom Purple Vishwakarma Education L.L.P. shall at its cost must clear and settle all mortgages and encumbrances from the said Property before handing over possession to PMRDA.
- 2) For further any sub-sub- lease lessee has to apply to PMRDA independently for the permission.

Mr.
 Mark J

Mr. B. D.

Jyoti



3) The sanction/NOC shall be subject to the Land disposal Regulations 2021 that are in process for approval. Any change in final regulations shall be applicable to the NOC.

Snehal Barge
23/2/2021
(Snehal Barge)

**Additional Commissioner
and Additional CEO
Pune Metropolitan Region Development
Authority, Pune**

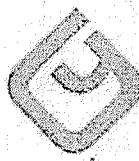
Malanj

Ref: yours



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मौजे- म्हाळुंगे, तालुका - मुळशी, जिल्हा - पुणे, यशील स.न. १२/३ ते ५ व १२ ते १६ सुविधा भुखंड क्र. १८, क्षेत्र - ९०११.६३
चौ.मी. धेवावरील शैक्षणिक (प्राथमिक व माध्यमिक शाळा) वापराची इमारत वांधकाम प्रस्ताव



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

PUNEMETROPOLIS

स.न. १५२ - १५३, महाराजा सवाजीराव गायकवाड उद्योग भवन, और्ध, पुणे - ४११००७,
S.No. 152 - 153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411007
Ph No: 020 - 259 33 344 / 356 / 333, फोन नं.: ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ Email: dcpmrda@gmail.com

विकास परवानगी व प्रारंभ प्रमाणपत्र
(मंजूर विकास नियंत्रण व प्रोत्साहन नियम क्र. ६.६.१ नुसार)

जा.क्र. : वीएमयु/चौ.म्हाळुंगे/ग.नं. १२/३ ते ५ व १२ ते १६, भु.क्र. १८/प्र.क्र. ६४२/२०२१/

दि. १२/०३/२०२१

प्रति,

पुणे महानगर प्रदेश विकास प्राधिकरण पुणे ताफे भाडेपट्टाधारक,

विस्तृम पर्यंत विश्वकर्मा एज्युकेशन एल.एल.पी. ताफे,

सौ. मनीषा श्रवण अगरवाल,

स.न. १३५/१ पॅराडीसो अगरवाल वंगली,

कल्याना नगर, पापाण, पुणे.

मौजे- म्हाळुंगे, तालुका - मुळशी, जिल्हा - पुणे, यशील स.न. १२/३ ते ५ व १२ ते १६ सुविधा भुखंड क्र. १८, क्षेत्र - ९०११.६३ चौ.मी. धेवावरील शैक्षणिक (प्राथमिक व माध्यमिक शाळा) वापराची इमारत वांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त आला आहे.

आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोवतच्या परिणिट 'अ' मध्ये नमूद आटी व शरीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

महानगर आयुक्त

तथा

मुख्य कार्यकारी अधिकारी

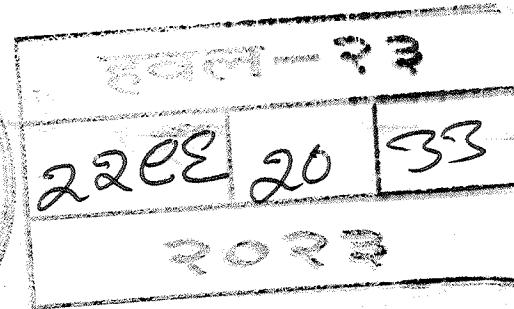
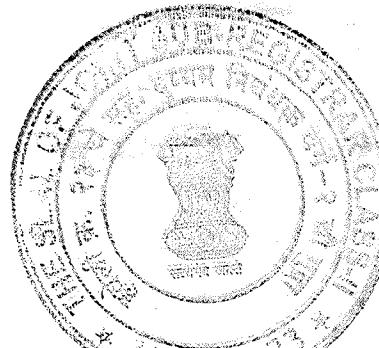
पुणे महानगर प्रदेश विकास प्राधिकरण पुणेकरीता

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेन

M. A. J.

Signature

Index-2(सूची - २)



16/10/2020

मावाचे नाव: महाराष्ट्र

मावाचे नाव: महाराष्ट्र

दुर्यम निवेशक: सह. दु.नि.हैवेली 25

दस्त क्रमांक: 7407/2020

नोंदणी:

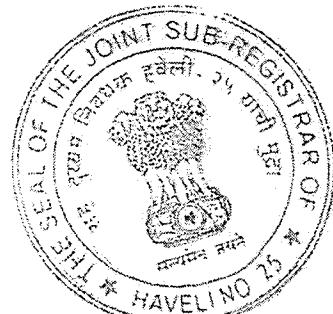
Regn:63m

(1) विसेषाचा प्रकार	डॉग्रीमेट ट्रू सीज
(2) सोददला	110806880
(3) वाजारभाव(भाडेपटव्याच्या वावदितपट्टाकार आकारणी देतो की पटटेवार हे नमुद करावे)	81030330
(4) भू-सापल, पोटहिस्ता व प्रक्रमांक(असल्यात)	1) पालिकेचे नाव.पुणे इतर वर्णन: ; इतर माहिती: गांव नैजे न्हाळुगे वेंगील स.ज. 12/3 ते 5 व 12 ते 16 प्लॉट नं. 18 एमिनिटी स्पेस मध्यील तुविधा सूर्योद 9011.63 चौ.मी. प्राविकरणा तर्फे भाडेपट्टाने 80 वर्ष मुदतीवर देण्यात येत असे((Survey Number : 12/3 ते 5 व 12 ते 16 ;))
(5) थेत्रफळ	1) 9011.63 हेक्टर, आर
(6) आकारणी किंवा चुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवारणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यात, प्रतिवादिचे नाव व पत्ता,	1): नाव:-वीस्तुम पर्वल विश्वकर्मा एजुकेशनल एल एल फी तर्फे अधिकृत न्हाळी करणार मनिया एस अग्रवाल - वय: -50; पत्ता:-प्लॉट नं. - , माळा तं: - , इमारतीचे नाव: - , व्हांग नं: रा.आळुरी पुणे, रोड नं: - , महाराष्ट्र, पुणे. पिन कोड: -411021 पैन नं: -AABFW0972C
(8) दस्तऐवज करून पेणा-या पक्षकाराचे व किंवा दिवारणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यात, प्रतिवादिचे नाव व पत्ता	1): नाव:-नुजे महानगर प्रदेश विकास प्राधिकारन तर्फे अधिकृत न्हाळी करणार शिल्पा नरसिंहा करमरकर - वय: -43; पत्ता:-प्लॉट नं. - , माळा तं: - , इमारतीचे नाव: - , व्हांग नं: रा.आळुरी पुणे, रोड नं: - , महाराष्ट्र, पुणे. पिन कोड: -411044 पैन नं: -
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2020
(10) दस्त नोंदवणी केल्याचा दिनांक	16/10/2020
(11) अतुक्रमांक, घंट व पृष्ठ	7407/2020
(12) वाजारभावप्रमाणे सुदूरांक शुल्क	5540500
(13) वाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) वेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

१) नक्कल केली } दस्तावेजताची प्रत
२) वाघली } श्री/ सौ. मालिनी अग्रवाल
३) रुजवात घेतली } यांना दिली असे,
अस्तल वरहुक्म नक्कल मारील १२/१०/२०२०
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-



iSarita v1.7.0

Malai

Myself



22829 33

Page 1

Maharashtra State Electricity Distribution Co. Ltd.

BILL OF SUPPLY FOR THE MONTH OF DEC-2022

202212251799845

GSTIN:27AAECM2933K1ZB

Website:www.mahadiscom.in

HSN CODE:27160000

GANESHKHIND CIRCLE - 517 S'NAGAR DIVISION - 302 AUNDH CC SUB-DIVN. - 599

1

Consumer No. : 160229059000

Consumer Name : WISDOM PURPLE VISHWAKARMA EDUCATION LLP

Address : PLOT NO 18, S NO. 12/3 & OTHERS WISDOM PURPLE
PUNE CITY PUNE

Village: Pune (CB)

Pin Code : 411045

BILL DATE	04/01/2023	3,90,760.00
DUE DATE	18/01/2023	
IF PAID UPTO	10/01/2023	3,87,580.00
IF PAID AFTER	18/01/2023	3,95,580.00
Last Receipt No./Date: 0006944500 / 20-12-2022		
Last Month Payment : 3,86,870.00		
Scale / Sector : Large Scale / Private Sector		

Email : ***t.accounts@gmail.com

Mobile No. : 77*****49	Meter No : 055-X1096517	Seasonal :	Load Shed Ind : OTHER
Sanctioned Load (KW): 905	Connected Load (KW) : 905.00	Urban/Rural : Urban	Express Feeder : No
Contract Demand (KVA) : 572.00	65% of Con. Demand (KVA) : 371.80	Feeder Voltage (KV) : 22	LIS Indicator :
Tariff : 158 HT-II	old trf HT-II		

Date of Connection : 18/08/2022	Category : COMMERCIAL	GSTIN :
Supply at : HT	Elec. Duty : 06 PART B	PAN :
Prev. Highest (Mth) : OCT	Prev. Highest Bill Demand (KVA) : 70	
S.D. Held Rs. : 13,12,168.00	Addl. S.D. Demanded Rs. : 0.00	MIDC Zone: AREA A
Bank Guarantee Rs. :	0 S.D. Arrears Rs. :	0.00

BILLING HISTORY

Bill Month	Units	Bill Demand(KVA)	Bill Amount
NOV-22	11,020	372	3,86,866
OCT-22	12,225	372	4,06,467
SEP-22	11,830	372	3,99,751
AUG-22	4,880	372	1,76,859
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0
	0	0	0

CUSTOMER CARE Toll Free No.

1912, 1800-233-3435, 1800-212-3435

IGRC: Office of the Superintending Engineer,
MSEDCL Ganeshkhind Circle, Prakash Bhavan,
Pune-411007., Phone - 020-25630057

In case of non-redressal of grievance here,
consumer may make his representation to below
forum

CGRF: 925, Administrative Building,2nd Floor,
Kasba Peth,Pune 411011., Phone - 020-24570520

MSEDCL
wishes you
HAPPY NEW YEAR !!

For making Energy Bill payment through RTGS/NEFT mode, use following details

- o Beneficiary Name: MSEDCL
- o Beneficiary Account Number: MSEDHT01160229059000
- o IFS Code: SBIN0008965 (fifth,sixth and seventh character is zero)
- o Name of Bank: SBI Bank
- o Name of Branch: IFB, BKC Branch-MSEDCL

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

- Tariff Revised w.e.f. 01.04.2022. Tariff Order is available at Mahavitaran Portal.
- Physical Bills are not served. You can view and pay bill online at portal <https://wss.mahadiscom.in/wss/wss>
- Consumer can pay bill through portal using various online modes.
- As per Income Tax provision vide section 269 ST cash receipt of Rs. 2.00 lakhs and above will not be accepted by MSEDCL against any type of payment.
- As per MERCI order dt. 24/02/2021, monthly energy bill payment in cash is limited Rs.5000/- w.e.f. 01/11/2021.
- As per GoM Notification dtd. 14.08.2020, rate of Electricity Duty for Part-F Industrial is revised from 9.3% to 7.5% from billing month Aug-20
- Activity: MEETING/TOWN HALL

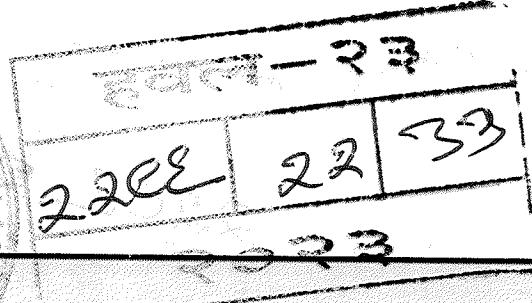
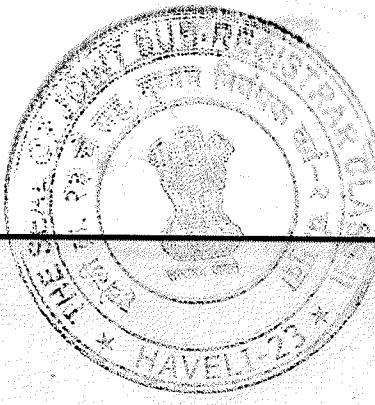
Important Message :

- Consumers can pay online using Net Banking, Credit/Debit cards at <https://wss.mahadiscom.in/wss/wss> after registration.
- Submit / update your E-mail id and mobile number to Circle office for receiving prompt alerts through SMS.
- Submit / update your PAN and GSTIN to circle office with copies of PAN and GSTIN for verification.
- Special desk is operational for HT Consumers, please contact : htconsumer@mahadiscom.in for any clarification / query or grievance.
- This Electricity Bill should not be used for the address proof and as a proof of property ownership.
- For any payment to MSEDCL , ENSURE & INSIST for computerized receipt with unique system generated receipt number. Do not accept hand written receipt.

Pay online to avoid any inconvenience.

Mal

Yours



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

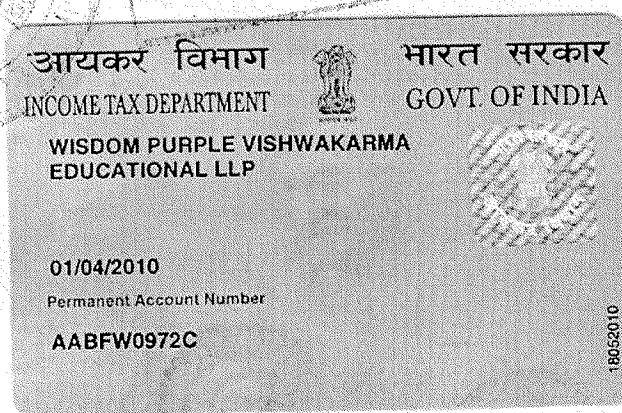
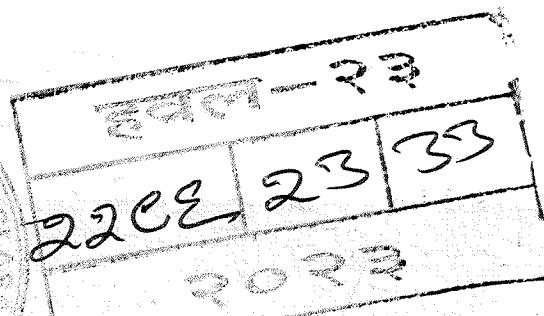
VISWAKARMA PURPLE
EDUCATIONAL TRUST

20/01/2010

Permanent Account Number

AABTV2302H

10032010



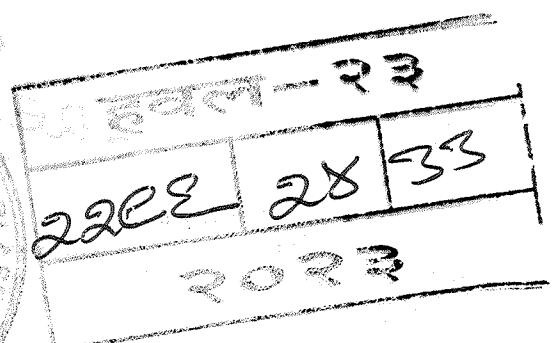
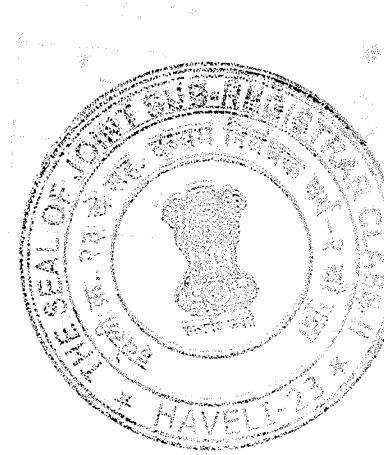
01/04/2010

Permanent Account Number

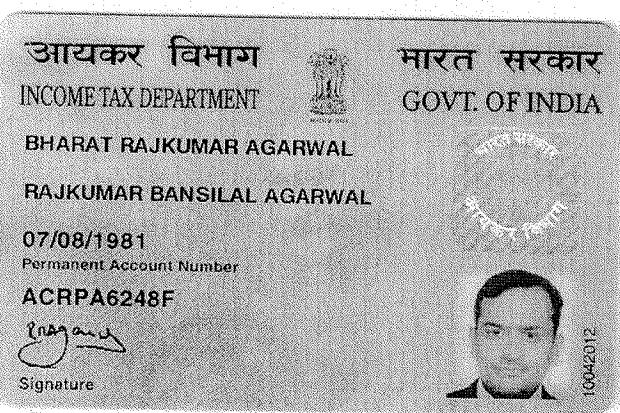
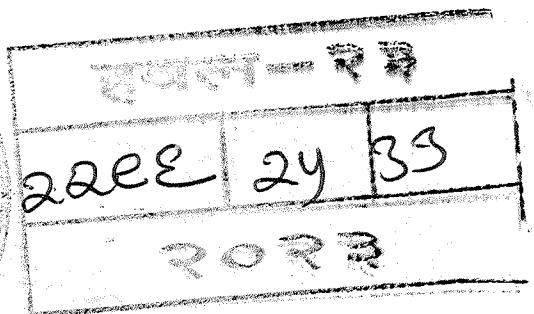
AABFW0972C

18052010

Mukul

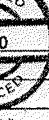


Manisha Agarwal



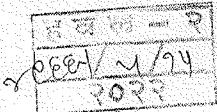
BRA

29665	पात्रता	Original/Duplicate
Tuesday, May 17, 2022		मात्राता रु. .350/-
3:22 PM		Regn. 39M
	पात्रता क्र. 8908 दिनांक 17/05/2022	
सामान्य नाम: मुन्देश्वरी		
दरवाजापात्र अधिकारी: सरम्भ-9665-2022		
दरवाजापात्र नाम: कुमारस्वामी		
सामान्य नाम: विनोद सुराजन साहेब		
	नीतीशी ती	* 100.00
	दरवाजापात्री ती	* 300.00
	पुस्तकालय वक्ता: 15	
	एकांक:	* 400.00
अधिकारी मुख दरवाजा, अधिकारी किंवद्दन-2 अधिकारी		

GRN	MH00191008820223E	BARCODE	Date	16/05/2022-10:51:32	Form ID	48(f)				
Department Inspector General Of Registration			Payer Details							
Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
			PAN No.(If Applicable)							
Office Name : HVLT1_HAVELI NO1 SUB REGISTRAR			Full Name		Janardan Tukaram Sawant					
Location PUNE										
Year 2022-2023 One Time			Flat/Block No.		Plot No. 13					
Account Head Details		Amount In Rs.	Premises/Building							
0030046491 Stamp Duty		500.00	Road/Street		Mukundnagar					
00300653301 Registration Fee		100.00	Area/Locality		Pune					
			Town/City/District							
			PIN		4	1	1	0	3	7
Remarks (If Any)										
Second Party Name : Bharat Rajkumar Agarwal										
  ₹ 600.00										
		Amount In	Six Hundred Rupees Only							
		Words								
Payment Details BANK OF INDIA			FOR USE IN RECEIVING BANK							
Cheque/DD Details			Bank CIN	Ref. No.	02232292032051605065 132193101					
Cheque/DD No.			Bank Date	RBL Date	16/05/2022-10:52:13 Not Verified with RBL					
Name of Bank			Bank Branch	BANK OF INDIA						
Name of Branch			Scrn No. / Date	A3, 17/05/2022						

GRN - MH001910086202223E		BARCODE	CHALLAN		MTR Form Number-6	
					Date 18/05/2022-10:51:32 Form ID 4101	
Department - Inspector General Of Registration			Payer Details			
Stamp Duty Type of Payment Registration Fee			TAX ID / TAN (If Any)			
			PAN No.(If Applicable)			
Office Name - HVL1_HAVELI NO1 SUB REGISTRAR			Full Name		Janardan Tukaram Sawant	
Location - PUNE						
Year	2022-2023, One Time		Flat/Block No.	Plot No. 13		
Account Head Details		Amount In Ru.	Promise/Building			
0030046101 Stamp Duty		500.00	Road/Street	Mukundnager		
0030063301 Registration Fee		100.00	Area/Locality	Pune		
			Town/City/District			
			PIN	4 1 1 0 3 7		
Remarks (If Any)						
Second Party Name-Bharat Rajkumar Agarwal						
			Amount In	Six Hundred Rupees Only		
			Words			
Total 600.00						
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK		
Cheque/DD Details				Bank CIN	Ruf. No.	02202292022051695005 132193101
Cheque/DD No.				Bank Date	RBI Date	18/05/2022-10:51:32 Not Verified with RBI
Name of Bank				Bank Branch	BANK OF INDIA	
Name of Branch				Scroll No., Date	Not Verified with Scroll	

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1605202200299	Date	18/05/2022
<p>Received from Janardan Sawant, Mobile number 9860064886, an amount of Rs.300/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Havell 1 of the District Pune.</p>			
Payment Details			
Bank Name	SBIN	Date	18/05/2022
Bank CIN	10004152022051600282	REF No.	213605082103
<p>This is computer generated receipt, hence no signature is required.</p>			



WHEREAS:

- 1) I the undersigned is residing at Shrivats Bunglow, Plot No. 13, Mukund Co-op. Society, Mukundnagar, Pune - 411037. I am owner of various properties which are situated in Pune and within its District Limits, at District Ratnagiri etc. The said properties are owned and possessed by me. I am also working in position of Trustee at various Trusts such as - 1) Bansilal Ramnath Agarwal Charitable Trust, 2) B.R. Agarwal Educational Trust, 3) B.R. Agarwal Religious Charitable Trust, 4) Vishwakarma Purple Educational Trust, 5) Vishwakarma Kasturi Trust, 6) Vishwakarma Educational Foundation and various others. I am also having various businesses such as Aakar Foundry Pvt. Ltd., Kudos, Vishwakarma Hostels LLP, Vishwakarma Global Education Services Pvt. Ltd., and so many other businesses which I am running all over India, including Pune and also in other countries.
- 2) Because of my pre-occupations it is not feasible and practicable to attend the office of Hon'ble Sub Registrar Haveli for the purposes of registration of various documents such as Sale Deed, Agreement to Sale, Assignment Deed, Deed of Transfer, Lease Deed, Leave and License, Consent Deed, Confirmation Deed, Mortgage Deed etc. Various agreements, deeds and documents which is/are to be executed in my name or in the name of various

SPECIAL POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME. I

BHARAT RAJKUMAR AGARWAL, Age about: 40 years,
Occup: Business, send greetings;

organizations, trusts and commercial entities mentioned as above wherein I will be signatory for any type of document which is/are to be registered before the Hon'ble Sub-Registrar Office/Registrar of Assurances or any registering authority at any place in India.

- 3) That for the reasons stated above, I have decided to appoint Mr. Janardan Tukaram Sawant, age - 35 years, Occupation - Business, R/at - House No. 1647, Vaishnav Nivas, Sukhsagar Nagar Part-2, Lane No. 7, S. No. 18, Katraj, Pune - 411046 and Mr. Prashant Sadanand Dhakate, age 33 years, Occupation - Service, R/at - CTS No. 940, Ravivar Peth, Pune - 411002 to be my true and lawful Power of Attorney to do following acts, deeds and things for me and on my behalf by either of them severally in respect of the properties owned and possessed by me now and which will be purchased, owned and possessed by me in future and the Trusts and organizations wherein I am a signatory in any manner or the Trusts, organizations, business and entities wherein I will be signatory in any manner in future :-

- a) To present and lodge for registration of any type of document such as Sale Deed, Agreement to Sale, Assignment Deed, Deed of Transfer, Lease Deed, Leave and License, Consent Deed, Confirmation Deed, Mortgage Deed etc. Various agreements,

deeds and documents which is/are to be executed in my name or in the name of various organizations, trusts and commercial entities mentioned as above wherein I will be signatory for any type of document by said Power of Attorney Holder with the office of Sub Registrar/Registrar of Assurances in Pune, Maharashtra or anywhere in India.

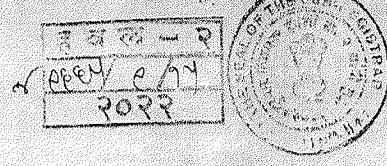
- b) To pay the appropriate charges/fee if any required to be paid by me on account of registration of the said document on my behalf.
- c) To identify my signatures and admit execution of the said document signed by me in any capacity as mentioned above before the Sub Registrar/Registrar of Assurances/Registering Authority anywhere in India.
- d) To sign on the forms and applications to be submitted for registration of any document for and on my behalf.
- e) For the purposes mentioned above if required sign and execute such other applications, affidavits, statements and declarations as lawfully required by the concerned Competent Authority and not otherwise.
- f) To engage or appoint any solicitor, counsel, advocate, pleader or lawyer on my behalf wherein I

6



shall be signatory in any capacity and to give instructions, provide the documents and to file suit, dispute, proceeding before the competent Court, Tribunal, Governmental and Semi-Governmental Authorities and bodies on my behalf wherein I shall be signatory in any capacity.

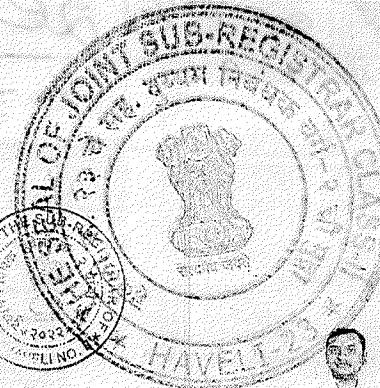
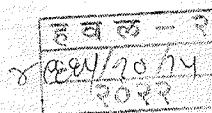
- g) To instruct lawyer regarding drafting of pleadings, including suits, written statement, applications, affidavits, undertakings and declarations etc. To sign and verify Vakalatnama, Pleadings, and Applications, etc.
- h) To appear in any proceeding before any Court or Tribunal, for and on my behalf wherein I shall be signatory in any capacity as mentioned above.
- i) To plead and depose - give evidence on my behalf either orally or by swearing affidavit in the Courts, Tribunal or Governmental and Semi-Governmental authorities in above referred matter.
- j) To affirm and sign Affidavit, undertaking and declaration.
- k) To make applications for obtaining certified copies of the above mentioned proceedings including Judgment, Decree, Order, Applications, Pleadings, etc. and to receive the same.
- l) To deposit money in the Court as and when required and also to withdraw such money if I am



entitled to withdraw the same and pass the proper receipt for the same.

- m) To negotiate and settle the terms of compromise and to sign such compromise deed, purshis etc. and to file the same before the Hon'ble Court in the said matter.
- n) To produce the documents necessary for the said matter, on record and also to withdraw such documents from the said Court.
- o) To make and prefer Appeals, Revisions, Review, Writ Petition to the Appellate Court, High Court and Supreme Court of India, if necessary and if other party makes any such proceedings in the Appellate Court, High Court or Supreme Court of India, then to defend the same.
- p) To sign and file Execution Petition before the Hon'ble Civil Court for executing the decree or any order that may be passed by the Civil Court, Hon'ble High and the Hon'ble Supreme Court.
- q) To pay the fees, expenses, and any other amount payable to the lawyer on account of their services and to collect the receipt thereon.
- r) And the above power of attorney holder/s shall do all other such acts, deeds, and things in order to effectively carry out and perform the above acts, deeds and things.

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I hereby undertake to confirm and ratify all such acts, deeds and things as may be lawfully done by the said attorney by virtue of the present power of attorney as if done by me personally.

IN WITNESSES WHEREOF WE HAVE SIGNED
HEREUNDER AT PUNE ON THIS 19th DAY OF MAY,
2022. 



EXECUTANT

WE ACCEPT THE POWERS
HEREBY GIVEN

आयकर विभाग	INCOME TAX DEPARTMENT
SHARAT RAJKUMAR AGARWAL	RAJKUMAR BANSAL AGARWAL
07/08/1901	Permanent Account Number
ACRPA6249F	
Signature	

11 JANARDAN TUKARAM SAWANT



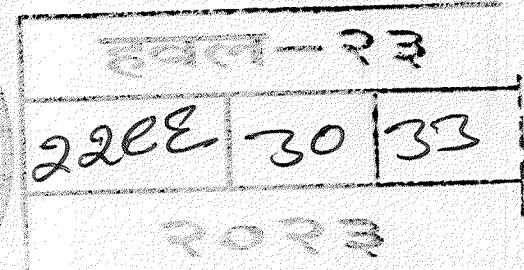
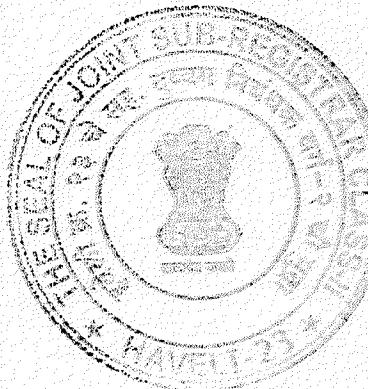
2) PRASHANT SADANAND DHAKATE
(ATTORNEY HOLDERS)

घोषणापत्र

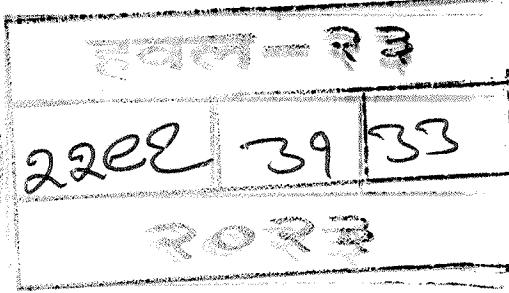
मी श्री. - कृष्णांत याज्ञवल्क्योन्नाम
 वय: --- शुक्र वर्षे, धंदा: --- जोकरी
 रा. --- ए००, कवीवारु पेठ पुणे
 --- फाठ०२ --- याद्वारे घोषित करतो की, द्रुत्यम
 निबंधक --- छोल्ही कृष्णु --- यांचे कायरालयात
 --- सोडियू --- या शिर्षकाचा दस्त नोंदणीसाठी
 सादर करण्यात आला आहे. --- सारस राजकुमार अग्रवाल ---
 यांनी दि. --- जाऊप्राकृत्यश --- रोजी मला दिलेल्या
 कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे
 /निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र
 लिहून देणार यांनी रद्द केलेले नाही किंवा अन्य कोणत्याही
 कारणामुळे कुलमुखत्यारपत्र रद्दबाबल ठरलेले नाही. सदरचे
 कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः
 सक्षम आहे. सदरचे कथन युक्तीचे आढळून आल्यास, नोंदणी
 अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहील याची मला
 जाणीव आहे.

दिनांक ०७५१ २०२३

कुलमुखत्यारपत्रधारकाचे नांव व सही



मूल्यांकन पत्रक (शहरी क्षेत्र - खुली+बांधीव)					
Valuation ID	202301253010	25 January 2023, 12:31:31 PM			
हवेली	23				
मूल्यांकनाचे वर्ष	2022				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : मुळशी विभागाचे नाव : (वि.क्र.66) म्हाळुंगे नव्याने समाविष्ट (पुणे महानगरपालिका)				
उप मूल्य विभाग	66/3-गावठाणाता लागून असलेल्या उर्वरित विकसित मिळकती				
क्षेत्राचे नाव	Pune Municipal Corporation	सर्वे नंबर /न. अ. क्रमांक :	सर्वे नंबर#12		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दूकाने	औद्योगीक	मोजमापनाचे एकक
15500	70070	81180	91120	0	चौ. मीटर
खुल्या व बांधीव क्षेत्राची माहिती					
बांधीव क्षेत्र-	4363.6चौ. मीटर	एकूण क्षेत्र-	4363.6चौ. मीटर	मिळकतीचा प्रकार-	खुली+बांधीव
बांधकामाचे	1-आर सी	मिळकतीचे	0 TO 2वर्ष	मूल्यदर/बांधकामाचा	Rs. 70070/-
वर्गीकरण-	सी	वय-		दर-	
मिळकतीचा वापर-	प्राथमिक शाळा			Bulk Land	
Sale Type -					
First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
बांधीव क्षेत्राचे मूल्यांकन					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
=(70070-15500) * (100 / 100)) + 15500)					
=					
Rs. 70070/-					
A) मुख्य मिळकतीचे मूल्य					
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 70070 * 4363.6					
= Rs.305757452/-					
Applicable Rules :					
,3					
बांधीव क्षेत्राचे एकत्रित मूल्य					
= मुख्य मिळकतीचे मूल्य + तलधराचे मूल्य + मेंडऱ्याईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्छीचे मूल्य + वरील गच्छीचे मूल्य + खुल्या जमिनीदरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंवरित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 305757452 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.305757452/-					

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524/2296

बुधवार, 25 जानेवारी 2023 1:00 म.नं.

दस्त गोषवारा भाग-1

हवल 23 32/33

दस्त क्रमांक: 2296/2023

दस्त क्रमांक: हवल 23 /2296/2023

बाजार मुल्य: रु. 30,57,57,452/- मोबदला: रु. 20,00,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,37,59,500/-

द. नि. सह. द. नि. हवल 23 यांचे कार्यालयात

पावती: 2482

पावती दिनांक: 25/01/2023

अ. क्रं. 2296 वर दि. 25-01-2023

सादरकरणाराचे नाव: (भाडेकरु) मे. विश्वकर्मा पर्पल एज्युकेशनल
दस्त तर्फे अधिकृत सहिकरीता भरत राजकुमार अगरवाल तर्फे
क.ज.कु.मु. म्हणुन प्रशांत सदानंद धकाते

रोजी 12:56 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकुण: 30760.00

दस्त हजर करणाऱ्याची सही:

Jt. Sub Registrar Haveli 23

Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हूऱीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हूऱीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का कं. 1 25 / 01 / 2023 12 : 56 : 09 PM ची वेळ: (सादरीकरण)

शिक्का कं. 2 25 / 01 / 2023 12 : 58 : 09 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार
सत्य प्रतिशेवर लिहून देतो की सदर दस्तास
जोडलेली पूरक कागदपत्रे ही अस्मल व खरी
असून ती खोटी व बनावट आढळून आल्यास
नोंदणी अधिनियम १९०८ चे लक्षम ८२ अन्वये
होणाऱ्या कार्यवाहीत आम्ही जबाबदार राहू.

लिहून घेणार

Malafal

लिहून देणार





दस्त क्रमांक: हवल 23/2296/2023

दस्ताचा प्रकार: -भाडेपट्टा

अनु. क्र. पक्षकाराचे नाव व पत्ता

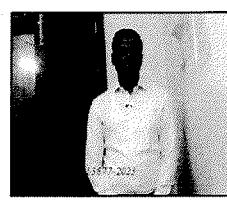
1 नाव: (भाडेकरु) मे.विश्वकर्मा पर्पल एज्युकेशनल इम्पर्ट टर्फे अधिकृत सहिकरीता भरत राजकुमार अगरवाल तर्फे क.ज.कु.मु. म्हणुन प्रशांत सदानन्द धकाते पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 13 श्रीनिवास बंगलो मुकुंद नगर पुणे, महाराष्ट्र, पुणे. पैन नंबर: ACRPA6248F

2 नाव: (मालक) विस्डम पर्पल विश्वकर्मा एज्युकेशनल एलाएलपी टर्फे अधिकृत सहिकरीता भरनिषा एस अगरवाल पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सर्वे नं. 135/1 पराडिसो बंगलो पाषाण सुस रोड, क्रिस्टल गार्डन, पापाण पुणे, महाराष्ट्र, पुणे. पैन नंबर: AABFW0972C

पक्षकाराचा प्रकार

भाडेकरु
वय: -34
स्वाक्षरी:मालक
वय: -50
स्वाक्षरी:

द्वायाचित्र



अंगठ्याचा ठसा



वरील दस्तऐवज करून देणार तथाकरीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ: 25 / 01 / 2023 01 : 24 : 24 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु. क्र. पक्षकाराचे नाव व पत्ता

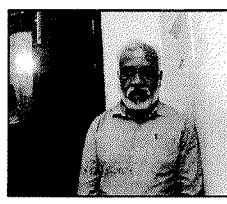
1 नाव: गणेश दत्तात्रेय सोनोणे - -

वय: 54

पत्ता: 31, औंध रोड, पुणे

पैन कोड: 411202

स्वाक्षरी



अंगठ्याचा ठसा



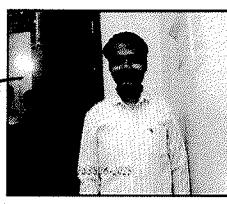
2 नाव: वाळासाहेब बोथक - -

वय: 45

पत्ता: वारजे पुणे

पैन कोड: 411058

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 25 / 01 / 2023 01 : 25 : 34 PM

Jt. Sub Registrar Haveli 23

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	vishwkarma purple educational trust	eChallan	02300042023011181607	MH013576612202223E	13759500.00	SD	000708707620223	25/01/2023
2		DHC		1101202307374	560	RF	1101202307374D	25/01/2023
3		DHC		2501202301154	200	RF	2501202301154D	25/01/2023
4	vishwkarma purple educational trust	eChallan		MH013576612202223E	30000	RF	000708707620223	25/01/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] प्रमाणित करण्यात येते की

या दस्तऐवज एकूण ३३ पृष्ठे आहेत

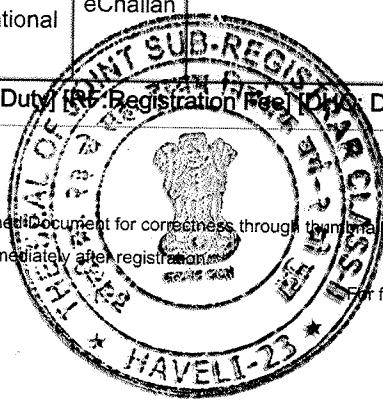
2296 / 2023

Know Your Rights as Registrants महिले नेबराचे पुस्तकाचे

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



2023 नंबरी नोंदला.

2023

सह. तुर्यम निवधक (वर्ग-२) हवेली क्र. २३

दिनांक २५/१९/२०२३

संस्कृत निवधक (वर्ग-२) हवेली क्र. २३

दिनांक २५/१९/२०२३